AMENDING OFFICIAL ZONING MAP

EAST SIDE OF PLEASANT RIDGE ROAD BETWEEN WEST MARKET STREET AND CUDE ROAD

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-40 Residential Single Family to Conditional District – Light Industrial (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the right of way of Pleasant Ridge Road at the southwest corner of the property of Phillip L. Brande and wife, Priscilla D. Brande and running thence along the southern line of Brande, South 74-59-51 E 1,522.52 feet to the western line of the property now or formerly of the L. G. Atchison Heirs; thence continuing along said western boundary line S 19-53-54 W a distance of 267.96 feet to an iron pipe found; thence continuing along said western boundary line S 19-52-00 W, passing an iron pipe found at 70.29 feet, a total distance of 73.47 feet to the southwest corner of said L. G. Atchison heirs; thence S 89-17-19 E along the southern boundary line of said L. G. Atchison a distance of 372.95 feet to an iron pipe found at the northwest corner of Brigham Enterprise Center, lot 4 as recorded in Plat Book 145 at Page 145; thence S 01-41-19 E along the western boundary line of said lot 4 a distance of 476.09 feet to an iron pipe set at the northeast corner of the United States Postal Service as recorded in Deed Book 4834 at Page 1957; thence S 89-56-01 W along the northern boundary line of said United States Postal Service a distance of 1,219.67 feet to a concrete monument found; thence continuing along said northern boundary line N 83-52-39 W a distance of 815.53 feet to a concrete monument found and along the northern boundary line of Lyndon & Jean Mitchell as recorded in Deed Book 2727 at Page 323 a total distance of 1,076.80 feet to an iron pipe set; thence N 02-36-21 E along an eastern boundary line of said Mitchell a distance of 153.25 feet to an iron pipe found at the point of intersection with said east sixty (60') foot right-of-way line of Pleasant Ridge Road; thence crossing said Pleasant Ridge Road N 03-16-20 E a distance of 172.64 feet to an iron pipe found at the western right-of-way line of said Pleasant Ridge Road; thence N 24-01-33 E along said western right-of-way line a distance of 172.34 feet to a point at the northwest corner of the Shields property as recorded in Deed Book 5935 at Page 626; thence S 83-55-47 E along the northern boundary line of said Shields a distance of 29.71 feet to the southwest corner of the Lamb property as recorded in Deed Book 4464 at Page 533, at the approximate centerline of said Pleasant Ridge Road; thence along said approximate centerline the following 11 courses: 1) N 26-19-13 E a distance of 140.57 feet; 2) N 27-21-13 E a distance of 100.00 feet; 3) N 28-50-13 E a distance of 100.00 feet; 4) N 30-14-13 E a distance of 100.00 feet; 5) N 31-15-31 E a distance of 105.79 feet; 6) N 32-4035 E a distance of 100.00 feet; 7) N 33-40-35 E a distance of 74.00 feet; 8) N 33-40-41 E a distance of 54.60 feet; 9) N 34-41-41 E a distance of 57.23 feet; 10) N 35-36-41 E a distance of 100.00 feet; 11) N 34-10-49 E a distance of 83.34 feet to the point and place of BEGINNING, **Save and Except Therefrom** the property and rights acquired by the United States of America by Declaration of Taking which is recorded in the office of the Register of Deeds of Guilford County in Deed Book 3617 at Page 1978.

Section 2. That the rezoning of RS-40 Residential Single Family to Conditional District – Light Industrial is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All those uses provided for in the LI District will be permitted except for the following: Agricultural Uses; automobile repair services, major; automobile repair services, minor; car washes; Residential Uses; and junk motor vehicles.
- Transportation improvements identified in the Transportation Impact Study submitted in connection with this request and found by the Greensboro Department of Transportation to be necessary, after a site plan is developed and approved by the City's Technical Review Committee, will be made by the developer of the property.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on June 23, 2006.